

RECORDING COVER SHEET PER ORS 205.234
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2018-004261

Klamath County, Oregon

04/09/2018 12:40:01 PM

Fee: \$57.00

AFTER RECORDING RETURN TO:

McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

M&H File No.: OR-14-623499-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234a)
SHERIFF'S DEED

2. Direct Party/Grantor(s) and Address:(ORS 205.160)

Klamath County Sheriff's Office
3300 Vandenberg Rd
Klamath Falls, OR 97603

3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

C/O Champion Mortgage Company

8950 Cypress Waters Blvd.

Coppell, TX 75019

4. Trustor(s)/Defendant(s) and Address:

Richard H. Doyle
39737 Bunn Way
Bonanza, OR 97623

Shirley A. Doyle
39737 Bunn Way
Bonanza, OR 97623

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$135,000.00

6. SEND TAX STATEMENTS TO:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

C/O Champion Mortgage Company

8950 Cypress Waters Blvd.

Coppell, TX 75019

7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Being Re-Recorded to correct _____

Previously recorded as Document No. _____

SHERIFF'S DEED

Grantor:

**KLAMATH COUNTY SHERIFF'S
OFFICE
3300 VANDENBERG ROAD
KLAMATH FALLS, OR 97603**

Grantee:

**NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY**

After recording return to:

Mccarthy & Holthus, LLP
920 SW 3rd Avenue, 1st Floor
Portland, OR 97204

Until requested otherwise send all tax
statements to:

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY
c/o Champion Mortgage Company
8950 Cypress Waters Blvd
Coppell, TX 75019

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 03/09/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1402487CV, Klamath County Sheriff's Office Number J16-0125, in which NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY was plaintiff(s) and SHIRLEY A. DOYLE; THE UNKNOWN HEIRS AND DEVISEES OF SHIRLEY A. DOYLE; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 11/7/2016, directing the sale of that real property, pursuant to which, on 05/01/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$135,000.00, to NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or grantor's predecessor in office. After Grantor received funds in the amount bid at the sale, a certificate of sale, as required by law, was duly executed and delivered to the purchaser.

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.



NOW, THEREFORE, by virtue of said Writ of Execution, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

THE SW1/4 NE1/4 OF SECTION 20, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH A CONTINUOUS 30-FOOT WIDE ACCESS EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 30 FEET OF THE W1/2 SW1/4 NW1/4 OF SECTION 21; THE EASTERLY 30 FEET OF THE W1/2 S1/2 S1/2 NW1/4 NW1/4 OF SECTION 21; THE SOUTHERLY 30 FEET OF THE N1/2 SW1/4 NW1/4 NW1/4 OF SECTION 21; THE SOUTHERLY 30 FEET OF THE N1/2 S1/2 NE1/4 NE1/4 OF SECTION 20; THE SOUTHERLY 30 FEET OF THE EASTERLY 30 FEET OF THE N1/2 S1/2 NW1/4 NE1/4 OF SECTION 20; THE EASTERLY 30 FEET OF THE S1/2 S1/2 NW1/4 NE 1/4 OF SECTION 20. THE WEST 30 FEET OF THE E1/2 SW1/4 AND THE WEST 30 FEET OF THE SOUTH 50 FEET OF THE SE1/4 NW1/4 OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN. THE SOUTHERLY 30 FEET OF THE E1/2 SW1/4 NW1/4 OF SECTION 21 TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON

The property is commonly known as: 39737 BUNN WAY, BONANZA, OR 97623

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE

**OFFICIAL S
KATIE LYNNE
NOTARY PUBLIC
COMMISSION NO
COMMISSION EXPIRES J**

PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE
LAWS AND REGULATIONS. BEFORE SIGNING
OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY THAT THE UNIT OF
LAND BEING TRANSFERRED IS A LAWFULLY
ESTABLISHED LOT OR PARCEL, AS DEFINED
IN ORS 92.010 OR 215.010, TO VERIFY THE
APPROVED USES OF THE LOT OR PARCEL, TO
DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES,
AS DEFINED IN ORS 30.930, AND TO INQUIRE
ABOUT THE RIGHTS OF NEIGHBORING
PROPERTY OWNERS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON
LAWS 2007, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS
2010.



Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 3/9/2018.

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



Katie Lynne Brown
Notary Public for the State of Oregon
My commission expires: 6-29-2020

